



EXECUTIVE SUMMARY

DEVELOPMENT ACTIVITY REPORT

August 2022

The monthly Planning and Development report provides frequent up-to date information on planning and development requests in the Town of Riverview. It also provides a year-to-date total of development activity.

The following are the types of applications worked on this month. The number of building and development permits are reported based on permits being issued, while the remaining reported items are totals of applications received.

APPLICATION	August	YEAR TO DATE
Building and Development Permits	21	154
Subdivisions	-	10
Zoning Confirmations	2	20
Building Permit Waivers	-	1
Regulation Amendment	-	2
Policy Amendment	-	-
Rezoning	1	2
Complaints, Zoning & Building Infractions	2	8
Document Approvals	-	2



PERMIT BREAKDOWN

The following table provides the year-to-date permits sorted by development type and provides a comparison to the same time period as the previous year.

Construction values represent the estimated construction value of issued building permits and are not actual construction costs.

Permit Type	AUGUST 2022		2022 YTD		AUGUST 2021		2021 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	16	\$2,897,615	65	\$14,033,594	5	\$443,900	53	\$10,307,628
Multi Residential	-	-	4	\$13,072,706	-	-	5	\$37,275,020
Commercial	1	\$41,823	11	\$931,436	-	-	6	\$553,632
Industrial	-	-	-	-	-	-	-	-
Institutional	-	-	5	\$2,172,221	-	-	1	\$1 (demo)
Accessory Buildings & structures	4	\$16,736	69	\$634,937	3	\$55,325	76	\$900,732
TOTAL	21	\$2,956,174	154	\$30,844,894	8	\$499,225	141	\$49,037,013

- One demolition permit was issued in August (accessory building), as well as one permit for a change in commercial use, which each have no permit value

ACTIVE SUBDIVISION APPLICATIONS

There are two main types of subdivisions in Riverview Type 1 and Type 2. A type 1 subdivision involves the creation of lots on existing public streets, whereas a type 2 subdivision involves the creation of new public streets and services. The term parcel is used when a portion of a lot is being added to a lot.

Subdivision	AUGUST 2022	2022 YTD	AUGUST 2021	2021 YTD
# of Plans	-	10	1	15
# of Proposed Lots	-	47	8	86
# of Proposed Parcels	-	1	-	14



RIVERVIEW PLANNING ADVISORY COMMITTEE (PAC)

The Riverview Planning Advisory Committee is a non-political group who provide input on land use planning related issues in the Town. Under the *Community Planning Act*, they provide advice to Council on amendments to the planning related by-laws and rezonings as well as the location of new infrastructure and lands for public purposes. The committee acts as an approval body on variances, temporary uses, conditional uses, similar or compatible uses and extensions to non-conforming uses. Please note that some proposals may contain more than one application (ie. a conditional use that requires a variance).

PAC	VARIANCE	SIMILAR OR COMPATIBLE	TERMS & CONDITIONS	NON-CONFORMING USE	TEMPORARY USE	AMENDMENT VIEWS	TOTAL
August 2022	--	-	1	-	-	1	2
Year to Date	2	-	3	-	-	1	6